

STAFF HEARING OFFICER MINUTES

MAY 11, 2016

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II Jessica Grant, Project Planner JoAnne LaConte, Assistant Planner Kelly Brodison, Assistant Planner Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

B. Announcements and Appeals.

There were no announcements

C. Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF CHRIS MANSON-HING, ARCHITECT FOR MARIA BRANT LIVING TRUST, 1405 MISSION RIDGE ROAD, APN: 019-210-001, A-2 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2016-00024)

The 42,623 square-foot site is currently developed with 3,954 square foot, two-level, single family dwelling and an attached 361 square foot, two-car garage. The proposed project involves construction of 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch

and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062).

The discretionary application required for this project is a <u>Front Setback Modification</u> to allow an addition to the garage with a new opening and an increased roof height within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Christopher Manson-Hing, Architect; Ken Mineau, Applicant; and Maria Brant, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 030-16
Approved the Front Setback Modification making the findings as outlined in the Staff

Report dated May 5, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated May 5, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER.*

ACTUAL TIME: 9:26 A.M.

B. APPLICATION OF BILDSTEN ARCHITECTURE AND PLANNING,
APLLICANT FOR PERKINS FAMILY TRUST 10-6-99, 2878 VERDE
VISTA DRIVE, APN: 053-362-023, E-3 (SINGLE FAMILY RESIDENTIAL)
ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY
RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00628)

The 4,913 square-foot site is currently developed with a 940 square foot one-story single family dwelling with an attached patio cover and a detached 380 square foot two-car garage. The proposed project involves permitting an "as-built" 25 square foot porch enclosure addition and for construction of a new 743 square foot, second-story addition to the dwelling. The proposed total of 2,088 square feet is 86% of the maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are:

- 1. Front Setback Modification to allow an "as-built" one-story addition in the required 20-foot front setback facing Verde Vista Drive and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback facing Verde Vista Drive (SBMC § 28.87.030 and SBMC § 28.92.110); and
- 2. <u>Front Setback Modification</u> to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-froot secondary front setback facing Vernal Avenue (SBMC § 28.87.030 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Erica Obertelli; and Ellen Bildsten, Applicants.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:33 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in opposition expressing concerns with the potential loss of private mountain views due to the proposed second story was received from Kevin Gehris and acknowledged. Ms. Reardon stated that his concerns regarding the potential impacts from the second story addition are under the purview of the Single Family Design Board.

ACTION:

Assigned Resolution No. 032-16

Approved the both <u>Front Setback Modifications</u> making the findings as outlined in the Staff Report dated May 5, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated May 5, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER.*

ACTUAL TIME: 9:11 A.M.

C. APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR JAMES TURNER, OWNER, 1428 MANITOU ROAD, APN: 049-222-012, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2016-00040)

The 10,942 square foot site is currently developed with a 1,887 square foot residence with a 438 square foot, two-car garage. The proposed project involves an "as-built" second story balcony on the east side of the residence and an "as-built" deck in the backyard. This project will address violations identified in the most recent Zoning Information Report (ZIR2015-00407). The discretionary application for this project is an <u>Interior Setback Modification</u> to allow the balcony and deck to be located within the required 10-foot east interior setback (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Jarrett Gorin and Sarah Bronstad, Vanguard Planning, LLC.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Jessica Grant, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:22 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 031-16

Approved the <u>Interior Setback Modification</u> for the as-built balcony and denied the <u>Interior Setback Modification</u> for the as-built deck making the findings as outlined in the Staff Report dated May 5, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated May 5, 2016.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:41 A.M.

D. APPLICATION OF MARK LLOYD, APPLICANT FOR JOHN & CAROL NAGY, OWNERS OF 1556 ALAMEDA PADRE SERRA, APN 019-183-013, AND MARK AND ROCHELLE BOOKSPAN, OWNERS OF 1807 LASUEN ROAD, APN 019-183-002; E-1 (ONE FAMILY RESIDENCE) ZONE; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00041)

The project consists of a lot line adjustment transferring approximately 811 square feet of lot area from 1807 Lasuen Road (Parcel 2) to 1556 Alameda Padre Serra (Parcel 1). Following the adjustment, proposed Parcel 1 would be increased in size from 7,997 square feet to 8,808 square feet and proposed Parcel 2 would be reduced in size from 32,436 to 31,625 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. The E-1 Zone requires that, for lots with an average slope between 10% and 20%, the required minimum lot size is 22,500 square feet and a minimum lot frontage of 90'. Therefore, 1556 Alameda Padre Serra requires a Lot Area Modification per and a Lot Frontage Modification. There is also an as-built fountain that will be within the newly created interior setback requiring an interior setback modification. No development is proposed as part of the project.

The discretionary applications required for this project are:

- 1. One <u>Lot Area Modification</u> to allow the creation of a 8,808 square foot lot (Parcel 1) where a 22,500 square foot lot is required in the E-1 Zone (SBMC 28.15.080 and 28.92.110.A); and
- 2. One <u>Lot Frontage Modification</u> for Parcel 1 to have less than the required 90' of frontage on a public street in the E-1 Zone (SBMC 28.15.080 and 28.92.110.A); and
- 3. One Interior Setback Modification for the fountain to be located within the interior setback on proposed Parcel 2 at 1807 Lasuen Road (SBMC §28.15.060.B and SBMC §28.92.110.A); and
- 4. A <u>Lot Line Adjustment</u> to transfer 811 square feet from 1807 Lasuen Road to 1556 Alameda Padre Serra (SBMC Ch. 27.40, Gov. Code 66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Present: Mark Lloyd, Applicant/John Nagy, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:49 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 033-16

Approved the Lot Area, Lot Frontage, and Interior Setback Modifications and the Lot Line Adjustment making the findings as outlined in the Staff Report dated May 4, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated May 4, 2016.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:58 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary